



City of Seattle

Department of Planning and Development  
Diane M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3012462  
**Applicant Name:** Steve Southerland for Seattle Country Day School  
**Address of Proposal:** 2619 4th Avenue North

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow an 870 sq. ft. expansion of an existing institution facility (Gymnasium for Seattle Country Day School). Project includes interior renovation of gym for classroom/office and construction of an interior mezzanine.

The following Master Use Permit components are required:

**Conditional Use Permit** – to allow expansion of a private school in a single family zone (SF5000).

**SEPA - Environmental Determination** pursuant to SMC 25.05.

**SEPA DETERMINATION**

☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

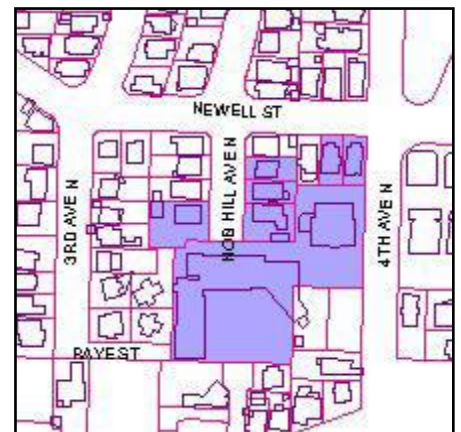
☐ DNS with conditions.

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

**BACKGROUND DATA**

**Existing Conditions**

The Seattle Country Day School (SCDS) site is located on approximately 105,393 square feet (2.42 acres) on the north-facing slope of Queen Anne Hill. The school-owned property is bounded by 4th Avenue North on the east, Newell Street on the north, and private, residential property on the west and south. Nob Hill Avenue North dead ends at the original 1928 building on the SCDS campus. Seattle Country Day School is a private school for grades kindergarten through eighth (K-8).



The majority of the site is located in a Single-Family 5000 (SF 5000) residential zone. The northeast corner of the property is located in a Multi-family Lowrise 1 (LR1) zone. Single family residences are located to the north, south and west of the site with multi-family residences to the east across 4th Avenue North.

The school is located on a moderate to steep hill that slopes down to the north toward the Lake Washington Ship Canal. The steep slope has been modified by the roadways, houses, and school buildings that have been constructed on it. Documented steep slopes (slopes greater of 40 percent or greater) are located at the southern and western portions of project site. A northeastern portion of the school property, currently occupied by single family residences, is designated as a potential slide area on the City's Environmentally Critical Areas.

### Proposal

The proposal consists of interior renovation and addition to the existing gymnasium/classroom building by 870 sq ft. This addition is for an exterior expansion of 305 feet that would bump out a portion of the east wall by 6-1/2 ft for a length of 47 ft to better accommodate tiered seating. The remainder of the expansion is for additional interior floor area on an expanded mezzanine. Interior renovation includes new lobby, toilet rooms and storage, interior renovation of the gym including new finishes, construction of a mezzanine with athletic offices, exercise room and mechanical room, new mechanical units for heat and ventilation.

### Public Comment

The initial comment period ended 9/7/2011. The project notice was republished to clarify that SEPA review was included in the proposal due to exterior work on a site with an environmentally critical area. The additional comment period ended 11/23/2011. One comment letter was received on the proposal.

## **SINGLE FAMILY ZONING: ANALYSIS – ADMINISTRATIVE CONDITIONAL USE (SMC 23.44.022)**

The Land Use Code specifies that new or expanding institutions, such as private schools in single family zones meet the development standards for uses permitted outright in SMC Sections 23.44.008 through 23.44.016 unless modified by SMC 23.44.022, Administrative Conditional Uses. The applicable criteria under SMC 23.44.022 are discussed below.

### *SMC 23.44.018 – General Provisions*

The general provisions require that a use must be specifically identified as one which may be authorized as a conditional use in a single family zone, and must meet the development standards for uses permitted outright in single family zones, unless otherwise specified. This section also provides the code authority to approve, condition or deny a proposed use based on a determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.

E. Dispersion

The proposal does not include expansion of the institutional boundaries therefore this criterion is satisfied.

F. Demolition of Residential Structures *No residential structure shall be demolished nor shall its use be changed to provide for parking. This prohibition may be waived if the demolition or change of use proposed is necessary to meet the parking requirements of this Land Use Code and if alternative locations would have greater noise, odor, light and glare or traffic impacts on surrounding property in residential use. If the demolition or change of use is proposed for required parking, the Director may consider waiver of parking requirements in order to preserve the residential structure and/or use. The waiver may include, but is not limited to, a reduction in the number of required parking spaces and a waiver of parking development standards such as location or screening.*

The proposal does not include demolition of residential structures.

G. Reuse of Existing Structures

This proposal does not involve reuse of an existing structure that is not already in use by the institution.

H. Noise and Odors

No perceptible change in noise impacts from daily operation is expected due to the proposal. Major construction projects at private institutions which are located in residential zones frequently are required through the SEPA process to limit construction hours on evenings and weekends in a manner which is more restrictive than the Seattle Noise Ordinance. Since this project is below the threshold for noise mitigation under SEPA authority and is surrounded by single family zoning, this project will be conditioned to limit exterior construction activity to the hours of 7am to 6 pm Monday through Friday. Any exception to these hours must still meet the requirements of the Seattle Noise Ordinance and must be pre-approved by DPD in a Construction Impact Management Plan designed to limit disturbance to neighboring properties.

I. Landscaping

The exterior portion of the proposal is for a minor bump-out along the east wall of the gymnasium. No change in landscaping is proposed or warranted.

J. Light and Glare

No new light and glare impacts are anticipated by the proposal.

K. Bulk and Siting

The existing gymnasium does not meet the development standards and is non-conforming. For any façade which would exceed 30 feet in length in the SF 5000 zone, code authority exists (SMC 23.44.022K) to require design features intended to minimize the appearance of bulk including, but not limited to, modulation, architectural features, landscaping or increased yards. The proposed bump-out expansion will not increase the nonconforming length of the existing façade. Furthermore, the bumpout will add a new element of modulation to the existing façade which should somewhat mitigate impacts of the existing bulk.

L. Parking This section also references the parking requirements set forth in SMC 23.54.015, and provides the director with authority to waive or modify parking requirements pursuant to SMC 23.44.022 in single-family zones and SMC 23.45.122 in multi-family zones.

1. Quantity and Location of Off-street Parking.

- a. *Use of transportation modes such as public transit, vanpools, carpools and bicycles to reduce the use of single-occupancy vehicles shall be encouraged.*
- b. *Parking and loading shall be required as provided in Section 23.54.015.*
- c. *The Director may modify the parking and loading requirements of Section 23.54.015, Required parking, and the requirements of Section 23.44.016, Parking location and access, on a case-by-case basis using the information contained in the transportation plan prepared pursuant to subsection M of this section. The modification shall be based on adopted City policies and shall:*
  - i. *Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and*
  - ii. *Not cause undue traffic through residential streets nor create a serious safety hazard.*

The proposal is not anticipated to increase the parking demand of the Seattle Country Day School. No additional parking requirements are warranted.

*Demolition of residential structures to provide for parking is generally prohibited. The Director has the authority to waive this prohibition for required parking, and may also reduce parking requirements to preserve residential structures or residential uses, per SMC 23.44.022.F. The Director may also waive parking requirements to provide a demonstrable public benefit such as, but not limited to, preservation of residential structures and reduction of noise, odor light and glare, per SMC 23.44.022.L.*

No demolition of any residential structure is included in the proposal.

M. Transportation Plan. *This section requires a transportation plan for all new institutions and those proposing expansions larger than 4,000 sq. ft. of structure area and those required to provide 20 or more additional parking spaces. Required elements of the Transportation Plan may include: 1) Traffic; 2) Parking; 3) Parking Overflow; 4) Safety; 5) Availability of Public or Private Mass Transportation Systems.*

The expansion is well below the 4000 sq ft threshold for requiring a transportation plan. Furthermore, the proposal is not anticipated to change the transportation-related impacts of the institution. No update to the transportation plan is warranted.

#### Public Welfare and Injury to Property in Vicinity

*General provisions for conditional uses in single family zones (SMC 23.44.018) provide that a use may be approved, conditioned or denied based upon whether it meets the specific criteria set forth for the use and also “whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.”*

The proposal, as designed, neither constitutes a material detriment nor is it injurious to property in the zone or vicinity.

#### **DECISION - ADMINISTRATIVE CONDITIONAL USE** (SMC 23.44.022)

The conditional use application is **CONDITIONALLY GRANTED.**

#### **ANALYSIS – SEPA**

##### **SEPA**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated August 17, 2011. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and pertinent comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

### **DETERMINATION OF NONSIGNIFICANCE**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030](#) (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this DNS.
- ☒ This DNS is issued after using the optional DNS process in WAC [197-11-355](#) and Early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.
- ☐ This DNS is issued under WAC [197-11-340](#)(2); the lead agency will not act on this proposal for 14 days after the date of issuance of a DNS.

### **CONDITIONS - SEPA**

None Required.

### **CONDITIONS -ADMINISTRATIVE CONDTIONAL USE PERMIT**

#### **During Construction**

1. Limit exterior construction activity to the hours of 7am to 6 pm Monday through Friday. Any exception to these hours must still meet the requirements of the Seattle Noise Ordinance and must be pre-approved by DPD in a Construction Impact Management Plan designed to limit disturbance to neighboring properties.

Signature: (signature on file)  
Jerry Suder, Land Use Planner Supervisor  
Department of Planning and Development

Date: December 19, 2011